

\$820,000 - 249 New Rd, CHURCHVILLE

MLS® #PABU2106944

\$820,000

4 Bedroom, 4.00 Bathroom, 3,000 sqft
Residential on 0.45 Acres

CHURCHVILLE MANOR, CHURCHVILLE, PA

Brand new connection to public water in September 2025! This 4 bedroom, 4 bathroom house has been upgraded throughout. The main level and upper level of this home were rebuilt in 2024. This house has a new roof (2024), new water heater (2025), new HVAC units dual-zones (2025), public water connection (2025), and new appliances (2024). Situated on a .45 acre lot in Council Rock school district, this house is move-in ready. This home offers great curb appeal with an inviting front porch with recessed lights and boasts a welcoming, open floor plan with both natural and recessed lighting. Enter the living room of this home, with a view straight through to the backyard. The living room flows seamlessly into the gorgeous kitchen complete with white soft-close cabinets and drawers, an oversized island, quartz countertops, a tiled backsplash and stainless steel appliances. Located just off the kitchen, is the dining area with sliding doors that lead outside to the back deck and pool. Downstairs on the lower level is a huge family room with plenty of space for a sitting area, movie room or game room. This room offers access to the crawlspace and provides an entrance from the driveway. The lower level also has a bonus room which could be used as a mud room, storage pantry, small office or exercise room. A full bathroom with stall shower, laundry room and 2-car garage with interior access complete the lower level of this home. Head upstairs to find 4 bedrooms and 3 additional bathrooms. The second level



has 2 bedrooms (one with a walk-in closet), a full hall bathroom with a tub shower and a hall linen closet. On the third level of the home, you will find 2 bedrooms with ensuite bathrooms and high ceilings throughout. The master bedroom has an ensuite bathroom with double sinks, a beautifully tiled stall shower with sliding doors and a shower bench, as well as a walk-in closet. The second suite overlooks the backyard and has an ensuite bathroom with stall shower. There is also an additional linen closet in this bedroom. Attic access via pull-down stairs and a hatch in the hallway complete the upper level of this home. The outdoor space is absolutely amazing and gives you your very own private oasis. The Trex deck is covered and has recessed lights creating the perfect place to relax and enjoy your space. The deck overlooks the backyard of this .45 acre lot, which includes an inground freeform pool with diving board and a cute gazebo with picnic table. The backyard is completely fenced in and includes a privacy fence on the side by the pool, ensuring that the pool is not visible from the street. There is also a shed where you can store your lawn mower, gardening tools and pool supplies. The oversized driveway offers plenty of off-street parking, as well as a side door entrance to the family room. This beautiful home has so much to offer and is located just minutes from shopping in Richboro and offers easy access to routes 295 and the PA Turnpike.

Built in 1960

Essential Information

MLS® #	PABU2106944
Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	3,000
Acres	0.45
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active

Community Information

Address	249 New Rd
Area	Northampton Twp (10131)
Subdivision	CHURCHVILLE MANOR
City	CHURCHVILLE
County	BUCKS-PA
State	PA
Municipality	NORTHAMPTON TWP
Zip Code	18966

Amenities

Amenities	Attic, Stall Shower, Tub Shower, Master Bath(s), Recessed Lighting, Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Disposal, Oven/Range-Gas, Refrigerator, Dishwasher
Heating	Forced Air
Cooling	Central A/C
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s), Porch(es), Fenced-Rear, Pool (In-Ground)

Foundation Slab

School Information

District COUNCIL ROCK

Additional Information

Date Listed October 4th, 2025
Days on Market 18
Zoning R2

Listing Details

Listing Office Iron Valley Real Estate Doylestown

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